

# COUNTY OF KANE

Christopher J. Lauzen  
Kane County Board Chairman



Kane County Government Center  
719 South Batavia Avenue  
Geneva, IL 60134  
P: (630) 232-5930  
F: (630) 232-9188  
clauzen@kanecoboard.org  
www.countyofkane.org

## DOCUMENT VET SHEET

for  
Christopher J. Lauzen  
Chairman, Kane County Board

Name of Document: Lease Agreement for Arbitration Center Resolution No.: 11-106

Submitted by: Don Biggs

Dept. Head Signature & Date: [Signature] 12-11-14  
(Subject Matter Sign-off)

Date Submitted: 12-11-14

Legal Review of Contract  
Terms (Atty. Sign-off): [Signature]

Approved by: Joseph Lulves  
(Legality) (Print name)

[Signature]  
(Signature)  
12-11-14  
(Date)

Position on the Web: YES  NO  Atty. Initials: [Signature]

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chairman signed: YES \_\_\_\_\_ NO \_\_\_\_\_ (Date)

Document returned to: \_\_\_\_\_  
(Name/Department)

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO. 11 - 106

**AUTHORIZATION FOR INTERGOVERNMENTAL AGREEMENT WITH  
THE SUPREME COURT OF ILLINOIS  
FOR LEASE OF SPACE IN THIRD STREET COURTHOUSE FOR  
MANDATORY ARBITRATION PROGRAM**

WHEREAS, the Illinois Supreme Court wishes to utilize certain space located in the Third Street Courthouse for purposes of establishing offices and hearing rooms for the Kane County Mandatory Arbitration Program and there is sufficient available space in the Third Street Courthouse to accommodate the Illinois Supreme Court's desire in this regard; and

WHEREAS, the County of Kane has the authority to lease the above-referred space to the Illinois Supreme Court pursuant to 50 ILCS 605/3.1 and this lease would serve a public purpose; and

WHEREAS, the initial term of the agreement would be January 1, 2011, and to December 31, 2011, with the Illinois Supreme Court having the ability to renew for an additional year at the expiration of the previous year's agreement for up to four additional years; and

WHEREAS, the Illinois Supreme Court would pay the County of Kane Fifty Three Thousand Nine Hundred Eight Dollars and Fifty Six Cents (\$53,908.56) per year in monthly installments of Four Thousand Four Hundred Ninety Two Dollars and Thirty Eight Cents (\$4,492.38).

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that the Chairman thereof is hereby authorized to enter into the intergovernmental agreement, a copy of which is on file with the County Clerk's Office.

Passed by the Kane County Board on May 10, 2011.

\_\_\_\_\_  
John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

\_\_\_\_\_  
Karen McConnaughay  
Chairman, County Board  
Kane County, Illinois

Vote:  
Yes \_\_\_\_\_  
No \_\_\_\_\_  
Voice \_\_\_\_\_  
Abstentions \_\_\_\_\_



Supreme Court of Illinois  
ADMINISTRATIVE OFFICE OF THE ILLINOIS COURTS

Michael J. Tardy  
Director

222 North LaSalle Street, 13th Floor  
Chicago, IL 60601  
Phone: (312) 793-3250  
Fax: (312) 793-1335

October 10, 2014

3101 Old Jacksonville Road  
Springfield, IL 62704  
Phone: (217) 558-4490  
Fax: (217) 785-3905

[Via Email to biggsdon@co.kane.il.us](mailto:biggsdon@co.kane.il.us)

Mr. Don Biggs  
Executive Director of Facilities  
Kane County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134

Re: *Notice to Renew Lease Agreement*  
Kane County Arbitration Center - 100 South Third Street, Geneva, Illinois

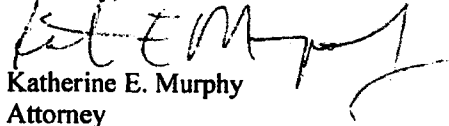
Dear Mr. Biggs:

The Administrative Office of the Illinois Courts has elected to renew the lease agreement between the Sixteenth Circuit Mandatory Arbitration and the Kane County Board for the Kane County Arbitration Center premises. The lease is renewed for an additional 12-month period under the same terms and conditions of the Intergovernmental Agreement and the Lease Agreement dated June 6, 2011, with the exception of the reduced rental square feet and resulting reduced rent agreed to in the 2013 renewal and the 2014 renewal.

Enclosed is the *Notice to Lessor of Lessee's Intention to Renew Lease Agreement* for the above-referenced premises. Please execute two (2) originals of the aforementioned Notice and return them to my attention at: Administrative Office of the Illinois Courts, 222 North LaSalle Street, 13<sup>th</sup> Floor, Chicago, Illinois 60601.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at (312) 793-4144.

Sincerely,

  
Katherine E. Murphy  
Attorney

Enclosures

c: Hon. Judith M. Brawka, Chief Judge, Sixteenth Judicial Circuit (w/out enclosures)  
Jan B. Zekich, Chief Legal Counsel, AOIC (w/out enclosures)  
Adam M. Brown, Lease Coordinator, AOIC (w/out enclosures)

**Notice to Lessor of Lessee's Intention  
to Renew Lease Agreement**

To: Kane County Board  
Kane County Government Center  
719 South Batavia Avenue  
Geneva, Illinois 60134

NOTICE regarding the lease dated June 6, 2011, between the State of Illinois, the Sixteenth Circuit Mandatory Arbitration, through its authorized agent the Administrative Office of the Illinois Courts (Lessee) and the Kane County Board (Lessor), concerning the following premises occupied by the Kane County Arbitration Center:

“the premises located in the North Wing of the Second Floor of the Kane County Courthouse (Rooms 200, 210, 211, 213, 214, 220 and 221) located at 100 South Third Street, in the city of Geneva, in the county of Kane, in the State of Illinois.”

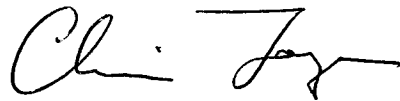
Lessor is hereby notified that Lessee elects to exercise the option to renew the lease agreement for an additional period of twelve (12) months commencing on January 1, 2015, and terminating on December 31, 2015, as provided in the “Term” provision of the lease agreement between the parties.

The parties shall abide by all of the same terms and conditions of the lease agreement except for the following: the Lessee's premises shall only include Rooms 210, 211, 212, and 214; the total rentable square feet of Lessee's leased premises shall be 1,681 square feet; and the rent shall be paid as \$2,543.91/month and \$30,526.92/year.

Lessor's signature below acknowledges receipt of this renewal notice and renewal of the above-referenced lease.

ADMINISTRATIVE OFFICE OF THE  
ILLINOIS COURTS  
3101 OLD JACKSONVILLE ROAD  
SPRINGFIELD, ILLINOIS 62704-6488

KANE COUNTY BOARD  
KANE COUNTY GOVERNMENT CENTER  
719 BATAVIA AVENUE  
GENEVA, ILLINOIS 60134



\_\_\_\_\_  
Signature

Kathleen L. O'Hara  
\_\_\_\_\_  
Type/Print Name

Assistant Director, Administrative Services Division  
\_\_\_\_\_  
Type/Print Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type/Print Name

\_\_\_\_\_  
Type/Print Title

\_\_\_\_\_  
Date